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Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

STATE DOCUMENT

January 21, 1975

Honorable Thomas Judge, Governor, State of Montana, Helena
Ann Marie Hagel, Route 1, Box 87, Butte
Butte - Silver Bow City County Planning Board, Prudential Towers, Butte
Leo Balanger, Box 3342, Butte
Leonard Vainio, Miners Bank Bldg., Butte
Consumer Advocate, Governor's Office, Helena
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning, Helena
Montana State Library, Helena
City-County Health Dept., Silverbow County Courthouse, Butte
Environmental Information Center, Box 12, Helena
Paul T. Richards, 902 North Park, Helena
Student Environmental Research Center, University of Montana, Room 212 Venture Ctr.,
Missoula
Department of Natural Resources and Conservation, Helena
C. W. Gonder, 823 East Call St., Livingston
Mrs. Winifred Lucky, 420 South Sixth, Livingston
Mrs. Vel Jansen, 430 South Sixth, Livingston
Northern Rockies Action Group, #9 Placer Street, Helena
Doris Milner, Montana Wilderness Assn., Route #1, Box 1410, Hamilton
Larry Uman, Environmental Studies Dept., University of Montana, Missoula
Rick Graetz, Box 894, Helena

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Enclosed is an Agency Impact Determination that has been prepared for Green Acres, a proposed subdivision near Butte, Montana in Silver Bow County. This is being submitted for your information and comments.

Subdivision plans and specifications have been submitted to the Department of Health and Environmental Sciences for approval of water supply, sewage disposal, and solid waste disposal systems. This declaration defines the project and specifies those conditions under which the subdivision will receive approval without development of an environmental impact statement. This document is intended to assure all interested governmental agencies and public groups that this approval is being sought within the intent of both the Montana Environmental Policy Act and the Montana subdivision laws.

Sincerely yours,



D. G. Willems, P.E., Chief
Water Quality Bureau
Environmental Sciences Division

DGW:APK:ds

Enclosure

cc: Terry Carmody
Ben Wake

MONTANA DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

An Agency Impact Determination
for
GREEN ACRES,
a proposed subdivision in Silver Bow County, Montana

January 21, 1975

Pursuant to the Montana Environmental Policy Act, Section 69-6405 (b) (3); the act controlling both public and private water supply and sewage disposal for subdivisions, Section 69-5001 through 69-5009; and the act to control water pollution, Section 69-4801 through 69-4827, the following agency impact determination is prepared by the Department of Health and Environmental Sciences, Environmental Sciences Division, Water Quality Bureau, concerning Green Acres, a proposed subdivision in Silver Bow County, Montana, for which a submittal has been received requesting subdivision plat approval.

The purpose of this negative declaration is to inform all interested governmental agencies and the concerned public of the Water Quality Bureau's intent not to prepare a full environmental impact statement. This document will be circulated for 15 days. A comprehensive environmental assessment is available at the Butte - Silver Bow City County Planning Board and the Helena office of the Water Quality Bureau.

This proposed development is located approximately six miles south of urban Butte, Montana in Section 16, Township 2 North, Range 7 West, MPM. The land is bordered on the west by U. S. Highway 10, on the east by Blacktail Creek and a haymeadow and on the south by suburban residential tracts of one to ten acres each. Native rangeland lies north of the proposed development.

The 70.91 acres would be divided into forty-eight residential lots. Most of the land area is part of a subdivision known as Green Acre Home Sites. A plat was filed and the DHES removed the sanitary restrictions in 1968. This in effect is a replatting of that subdivision with additional land being added on the south. A public park of 4.6 acres would be dedicated with this subdivision.

Water Supply

Water would be supplied through individual wells. Five wells have been drilled on the property and range from 80 to 120 feet. All wells have a satisfactory discharge.

Sewage Disposal

Sewage would be treated in individual septic tanks and disposed of through subsurface drainfields. Soil profile descriptions, percolation tests, and groundwater data indicate the lots are suitable for this purpose.

Solid Waste Disposal

It is proposed that solid wastes be disposed of in the Silver Bow County landfill. Commercial pick up service is available.

Utilities

Electricity and natural gas will be provided by Montana Power Company and telephone service by Mountain Bell Company. All utilities would be installed underground.

Roads

Every lot will have access and frontage on a street or cul-de-sac. Streets are proposed with a minimum right-of-way width of 50 or 60 feet, and all with a weather gravel surface of 24 ft. width. Access to the subdivision will be from three ingress-egress points with U. S. #10. Entrances and roads will be constructed at the expense of the developer. All street rights-of-way in the subdivision will be Dedicated-To-Public. It is anticipated that 275 daily vehicle trips will be generated by this project on U.S. Highway #10.

Services

The area is not currently served by a fire district. This growing suburban area together with Terra Verdi Heights and Ridgeview Acres will create a need for a volunteer fire department.

The area will be served by the Silver Bow County Sheriff's Department. Medical services are available in Butte.

Schools

If all lots are fully developed the estimated impact on the local schools would be:

Elementary School	42
Margaret Leary	
Junior High School	14
East Junior High	
Senior High School	14
Butte High	

It should be remembered that many potential residences are existing Butte residences who would be displaced by mining activities.

Tax Revenue

The land on which Green Acres is proposed generated about \$40.00 for Silver Bow County last year. It is estimated that \$3,130.00 would be generated with this land classed as suburban tract land. Assuming the value of a home to be in the \$30,000.00 neighborhood the county could expect around \$40,000 in tax revenue.

Environmental Impacts

A long-term adverse impact to the flora and fauna occurs with the development of any residential subdivision. However, the land area that would become Green Acres subdivision has no unique species, is not highly productive agricultural land and is not considered big game habitat. Native plant species would be replaced with ornamentals with the subsequent effect on birds and small terrestrial species.

There would be a slight alteration of landforms due to slight grading operations and road construction. There would also be the usual construction disruptions with the associated dust, smoke, noise, and disposal of construction wastes.

There are also other environmental impacts associated with suburban residential development. These would generally be:

- a) A change from a rural pastoral landscape to a suburban landscape.
- b) Increase in traffic.
- c) Long-term burden on the school system.
- d) Long-term increase in needed community services.
- e) Decrease in air quality.

Since this is intended to be a primary home residential development and not a secondary home subdivision, the severity of the above mentioned impacts would be reduced as the potential property owners would reside somewhere in the greater Butte area if not at Green Acres.

Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

The project's demand on natural and scenic resources such as water, non-renewable energy (fossil fuels, etc.), views and open space amounts to unavoidable adverse effects. However, many of these demands occur whenever and wherever construction takes place; they are merely symptoms of the expanding or shifting population problems.

The proposed use is in conformance with community policies previously established. The cumulative effects of decreased air quality, additional traffic, effects on water quality, additional public services required by this and other similar small developments will reduce the future productivity and environmental quality of the Green Acres area.

Given a need for such development in the area, it is necessary to seriously consider methods of reducing cumulative adverse effect, so that such developments, both past and future, may be made more compatible with future environmental quality.

Irreversible and Irretreivable Commitment of Resources

The project will irreversibly commit resources as it is developed; land-forms and the ecosystem will be permanently changed; land uses will be allocated for the long-term by virtue of dwelling and utility construction; money, power, construction materials and labor will be irrevocably used in the project, as well as continual supplies of services such as power, water, gas, waste treatment, police and fire protection and schools. Transportation facilities and other county maintenance services will also be allocated to this development on a long-term basis.

Alternatives to the Project

Many alternatives are always available regarding land use decisions. It would be possible to discuss the no action alternative, a lower density alternative or a higher density alternative. In the case of Green Acres there are just two alternatives available, since most of the land was previously platted. They are to proceed with the current plan or to revert to the previous plat and proceed. The property prefers to pursue the current plan.

Alternatives Available to this Department

There are two alternatives available to this department:

- a) Approve the plat as submitted in light of the environmental considerations previously discussed.
- b) Not approve the plat thereby having most of the subject property developed according to the plat that was filed in 1968.

Conclusions

It has been established that the requirements for water supply, sewage disposal and solid waste disposal can satisfy the laws and regulations of the Montana DHES. A certificate of approval will be issued fifteen days after the issuance of this document unless evidence is presented detailing heretofore unknown adverse impacts. This department's action is not considered to have significant adverse environmental impacts.

This statement has been prepared by Alfred P. Keppner, B.S.F., M.S., Soils Scientist, Water Quality Bureau, Environmental Sciences Division, Utilizing information presented by the developer.

BUTTE-WALKERVILLE-SILVER BOW CO. PLANNING AREA

EXISTING COMMUNITY FACILITIES

LEGEND

SCHOOLS	PARKS
PUBLIC	PIKE STATIONS
HIGH SCHOOL	VOLUNTARY FIRE STATIONS
JUNIOR HIGH	LIBRARIES
ELEMENTARY	CULTURAL BUILDINGS
PAPHOCHIAL	GOVERNMENT BUILDINGS
HIGH SCHOOL	HOSPITALS
JUNIOR HIGH	NURSING HOMES
SEMINARY	SEWAGE TREATMENT PLANT
COLLEGES	WATER RESERVOIR
PUBLIC & SEMI-PUBLIC	
SCHOOLS	
PARKS	
PUBLIC SERVICE	

BUTTE-SILVER BOW CO. CITY-COUNTY PLANNING BOARD

HOWARD, NEEDLES TAMMEN & BERENSON

Department of Urban & Regional Planning

Washington, D.C.

The publication of this map is authorized by the Board of Directors of the City of Butte, Montana.

Map No. 1 of the Planning Area, 1960.

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